

## Appendix S16 - Narrows Concept Plan

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### S16.1 General

- S16.1.1 The Narrows Structure Plan area consists of strategically significant landholdings situated between the proposed route of the Southern Links Arterial and the Waikato River. The majority of the land has been the subject of sand extraction activities and this has affected its productive potential.
- S16.1.2 The land is adjacent to the only river crossing between Hamilton and Cambridge which connects the Auckland/Hamilton/Tauranga “golden triangle” with the Taranaki economy. The Southern Links arterial route will connect State Highways 1, 3 and 21 and provide improved arterial connections into Hamilton City. The proposals provide for a full grade separated interchange within the Concept Plan area. Construction of the route could potentially necessitate the closure of Meridian Drive and Perry Lane and the need for new access to be provided. The location of such access will require approval from the New Zealand Transport Agency.
- S16.1.3 Future options for management of the land will also be affected by proposals for the repositioning of airport lighting and navigational equipment associated with the extension of the Hamilton Airport Runway. The implementation of this proposal will involve the construction of lighting columns or other structures to create a horizontal lighting plane approximately 10m high through the centre of the Concept Plan area.
- S16.1.4 The character values of the wider locality will therefore change away from those associated with open landscapes and farming and will reflect the introduction of urbanising elements associated with infrastructure and industry. These changing values will also affect land within the Concept Plan area. The anticipated changes will be an important aspect of any assessment of local character and amenity values.
- S16.1.5 The following principles will ensure that development within the Concept Plan area occurs in a coherent manner, having regard to the character values of the locality, the nature of the proposed activity and the need to enable the sustainable management of other resources within the Concept Plan area:
- (a) Activities that are intended to support access to the Waikato River and use of the riverside margins should generally be clustered towards the north eastern sector of the Concept Plan area;
  - (b) The shared use of roadways will avoid a proliferation of engineered elements within the Concept Plan area;
  - (c) Access to building sites should generally follow the contour of the land in preference to steeply graded engineered solutions;
  - (d) Power and telephone services should be located underground;
  - (e) The location and arrangement of new buildings and activities should retain open areas capable of effective land management for farming or landscaping purposes;
  - (f) Existing buildings and features, and proposed infrastructure provide reference points for the location of new or extended activities;
  - (g) New buildings will have a lower visual impact where they respond to the landform or other elements which provide visual context;

- (h) Visitor accommodation and other activities that are intended to support access to the Waikato River and use of the riverside margins should generally be clustered towards the north eastern sector of the Concept Plan area;
- (i) Activities within the south western sector of the Concept Plan area should maintain the visual integrity of the Rural Zone by locating built development where it will ensure substantial visual separation from activities within the Industrial Zone;
- (j) All new buildings and associated infrastructure will be located outside of the Waikato River Margin;
- (k) All new buildings and associated infrastructure will be located on the landward side of the Proposed Te Awa Cycleway; and
- (l) Rural based industry should be of a scale and design to reflect rural character values and distinguish it from industrial development within the Hamilton Airport Strategic Node.



Note: The diagram is indicative only. Regardless of whether an activity is shown or not, all activities are required to satisfy all relevant provisions of the Plan.